



Beaver Lake Ranch Home Owners Association

2014 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held on Saturday, July 19th, 2014 at the Weston Community Center in Weston, Texas. The meeting was called to order at 9:00am by Dave Talia, President.

Review of Old Business:

1. Minutes from the 2013 meeting were reviewed and approved by the members present.
2. Treasurer's report was reviewed and approved by the members present.
3. A neighborhood watch sign has been installed at the entry point on Lake Trail drive.
4. Two additional speed limit signs have been installed on Lake Trail drive as well.
5. The road system was graded and additional loads of crushed granite were applied as part of normal annual maintenance.
6. Common area maintenance was performed by various community volunteers.
7. The Architectural Committee reviewed and approved the Lot 23 replat for alignment of the Michaelis's new driveway. The Committee also reviewed and approved the fence and gate plans for Lot 22 and 23.
8. The Architectural Committee reviewed the submission of plans for the new Marcum house on Lot 20. The Committee is awaiting the following items before final approval can be granted:
 - a. Site Plan marked with the intended drainage paths coming from the house area as well as the intended location for the septic lines/sprinklers/discharge field from the aerobic septic system.
 - b. Final decision on roof materials
 - c. Rough anticipated construction start and completion dates.
 - d. A letter from the financing institution indicating that the construction loan is approved
9. The lake at the bottom of Lake Trail which the Community has access to continues to fill with organic material that threatens the health of the lake. Dan Nunn has volunteered to use his equipment to help attempt to remove some of the organic material. The proposal was reviewed and approved by the Executive Committee.
10. Jason Cole reported on the Weston Water Supply Board activity. Updates included:
 - a. Old water well has been capped and is now completely out of service.
 - b. The new well is active and running as expected.
 - c. There is a new emergency contingency plan in place with the Marilee Water District in case of equipment failure. The systems have been tied together and valving can be opened to continue water supply between the systems as needed.

Community Updates / New Business:

1. It was noted that there have been several complaints about residents burning materials on their property without exercising the required monitoring and control necessary to assure the fire doesn't go out of control. Please note that outdoor burning requires a burn permit from the Fire Marshall and specific rules must be followed when the burn occurs. Community members are encouraged to notify their neighbors when they plan to conduct a burn and also notify the Executive Committee via email in advance. If you observe someone not following proper burn procedures, please contact them directly to try to resolve the situation and if they are uncooperative, please call the Fire Marshall for assistance. The Collin County Fire Marshall is the ultimate authority in these matters.
2. The topic of high grass was also brought up. All owners should keep their grass mowed to reduce fire hazard and comply with Collin County law. The county has specific laws against high grass within 300 feet of occupied residences and the Fire Marshall will issue a citation to the owner if the rules aren't followed. The Fire Marshall has been seen in the area monitoring high grass so please keep your grass mowed. The Executive Committee may from time to time notify owners if their grass needs to be mowed as a courtesy but all authority and enforcement is done by the Fire Marshall.
3. During the last year the Association's 3rd party vendor that was performing the mowing on the unoccupied lots decided to stop providing service. Given that only 3 unoccupied lots remain in the community the Association Executive Committee decided to stop the Association sponsored mowing program and return the responsibility to the lot owners. The new owner of Lot 20, Mr. Kevin Marcum, offered to have his son do the mowing and the unoccupied lot owners were provided with the appropriate contact information.
4. Past President Jason Cole noted that the annual dues that are collected from the community are no longer sufficient to cover the costs of maintaining the roads as needed. Jason volunteered to perform a financial analysis of the required funds to properly maintain the roads going forward and make a recommendation to the Executive Committee for review and further action.
5. A proposal was reviewed and approved that all future correspondence by the Association Executive Committee to the members of the Association will be via email. Official emails from the Executive Committee will be issued from the beaverlakeranch@gmail.com email address until notified otherwise. The only exception will be that the Association will mail out via US Postal Service requests for the Association members to vote when a Community wide vote is required or when the official notification of a change to the Association bylaws has taken place should the Community approve such a change. Similar to what was done this year, the intention is to conduct mailed out community wide voting for Association Executive positions each year moving forward so that everyone has input. The voting was a great success this year with almost every lot casting a vote in the election.
6. The Executive Committee voted to approve having a lawn service maintain the common areas on a regular basis moving forward. A service will be selected and engaged to begin the minimal mowing and weed eating necessary.
7. The following community members volunteered for the 2014-2015 Architectural Committee: Nicole Cole, Stephanie Talia, Jeanne Case, Bill Gemaehlich.

8. The Executive committee discussed reviewing and revising the Association Bylaws to bring them current with Texas State HOA Law and to address many of the ongoing concerns with the ambiguity of the document. The document hasn't been revised or updated for approximately 10 years. A set of 2014 Texas State Homeowner's Association Law Guidebooks were donated to the Association Executive Committee by the Case's to help with the process. The Executive Committee will explore necessary changes, obtain legal advice and assistance as needed, and send out any proposed revision to the community for an approval vote. Recommendations for changes and feedback from all Association members are welcome in this process.
9. Meeting was adjourned at approximately 10:00am.

Everyone is encouraged to provide the HOA with your correct current contact information. Please review the attached Directory and report any updates to the HOA Secretary. Please provide us with an email address that you check often!

Respectfully Submitted,



Edwin Case
Secretary
Beaver Lake Ranch Association